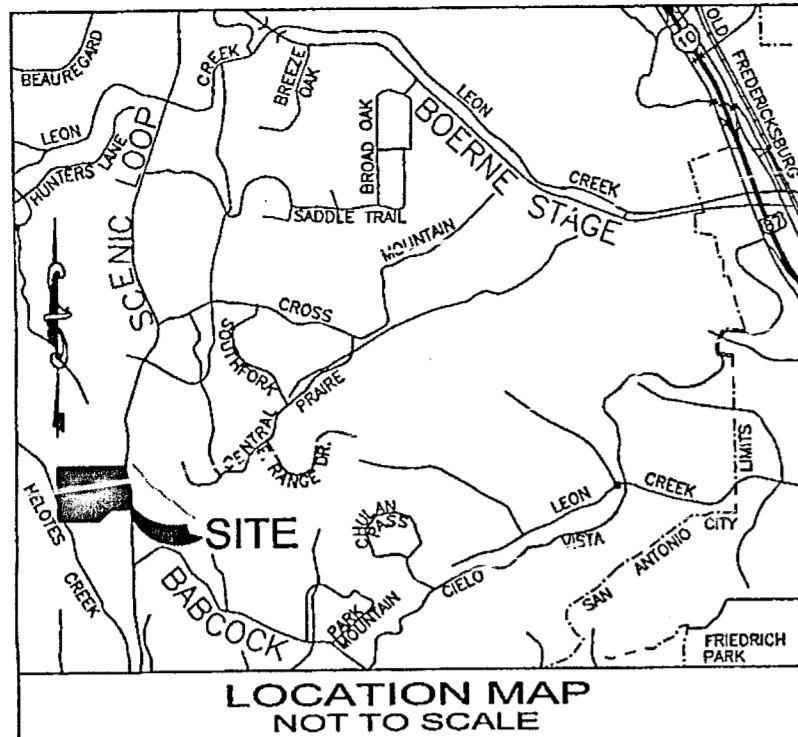


Book: 9566
Page: 208
Date: 10/20/05
File: 10050200235
Gerry Rickhoff
Gerry Rickhoff County Clerk
BEXAR COUNTY
RECORDING
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY



OWNER/DEVELOPER:
OWNER: JOHN H. JEWETT II
ADDRESS: 10095 ESCONDIDO ROAD
HELOTES, TEXAS 78023
PHONE: 210-695-3904

STATE OF TEXAS
COUNTY OF BEXAR

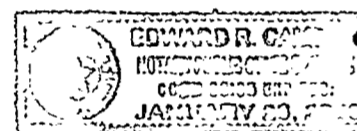
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE. FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John H. Jewett II
DULY AUTHORIZED AGENT
7/25/05
DATE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN H. JEWETT II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF JULY A.D., 2005



Edward P. Campos
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTES AND LEGENDS

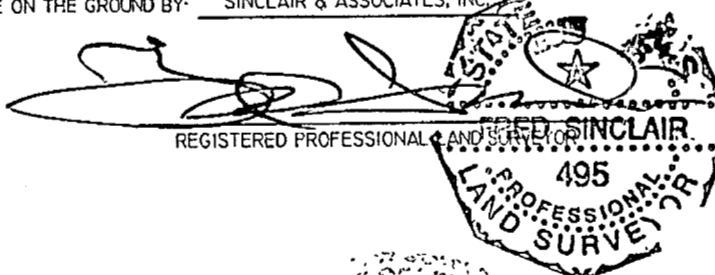
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- THE OWNER HAS AGREED TO PAY ALL APPLICABLE IMPACT FEES BEFORE PLAT RECORDATION. THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING COMMISSION.
- NO BUILDING PERMIT WILL BE ISSUED FOR THIS UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
- SET 1/2" IRON BAR WITH ORANGE SINCLAIR & ASSOCIATES CAP ON ALL LOT CORNERS.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE TO MAINTAIN EASEMENTS OF ANY KIND THE DEVELOPER (JOHN H. JEWETT II) WILL BE THE PARTY RESPONSIBLE TO MAINTAIN EASEMENTS OF ANY KIND.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE ACCESS MAY BE PLACED WITHIN THE LIMITS OF THE MARGINAL ACCESS EASEMENT.
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- B.S.L. BUILDING SETBACK LINE
E.S.M.T. EASEMENT
E, T. & TV ... ELECTRIC, TELEPHONE AND CABLE TELEVISION
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND
- N.A.D. 83 GRID COORDINATES DERIVED FROM LOCKHILL #2 (P.I.D. AY#0967) N 13750260 5336, E 2099442 4022.
- DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1.000000. THE ROTATION GRID TO PLAT IS 00°00'00"
- BEARINGS FOR THIS PLAT ARE BASED ON DEED OF RECORD IN VOL. 10812, PG. 1011 REAL PROPERTY RECORDS OF BEXAR COUNTY, TX

RICHARD & JILL SALWEN
56.8780 ACRES
(VOL. 8761, PG. 1677)

JOHN H. & SANDRA G. JEWETT
64.768 ACRES
(VOL. 9976, PG. 1145)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY SINCLAIR & ASSOCIATES, INC.



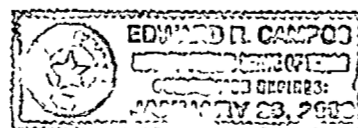
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

Frank E. Shand
REGISTERED PROFESSIONAL ENGINEER

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF JULY A.D. 2005

Edward P. Campos
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



PLAT ESTABLISHING ALTAIR SUBDIVISION

BEING 46.285 ACRES OF LAND ESTABLISHING LOTS 1 THROUGH 8 AND 0.439 ACRES ESTABLISHING A 28' ELEC., TELE. AND CATV EASEMENT OUT OF A 47.54 ACRE TRACT AS RECORDED IN VOLUME 10812 PAGE 1011 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE HUGO LIEBE SURVEY NO. 1054, COUNTY BLOCK 4699, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

Frank E. Shand
REGISTERED PROFESSIONAL ENGINEER

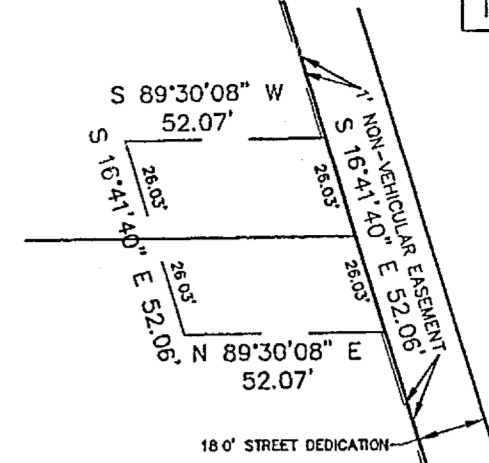


SINCLAIR &
ASSOCIATES, INC.
ENGINEERS & SURVEYORS
3201 CHERRY RIDGE SUITE A101
SAN ANTONIO, TEXAS 78230
(210) 341-4518
FAX: (210) 341-5491

TYPICAL WATER WELL EASEMENT
DETAIL
SCALE: 1" = 100'

JOB NO. S-200415244
SHEET 1 OF 2
NOVEMBER, 2004

PLAT NO. 050119



MARGINAL ACCESS EASEMENT
DETAIL
SCALE: 1" = 50'

NORTH
SCALE: 1" = 200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 14°55'48" E	1.93
L2	N 14°55'48" E	1.93
L3	N 14°55'48" E	1.93
L4	N 13°58'16" W	33.43
L5	N 13°58'16" W	33.43
L6	N 13°58'16" W	33.43
L7	S 44°58'51" E	27.87
L8	S 51°43'39" E	224.32
L9	S 53°21'48" E	57.71
L10	S 17°29'55" E	77.93
L11	N 17°29'55" W	64.42
L12	N 43°33'40" W	59.16
L13	N 51°50'08" W	160.13
L14	N 24°15'53" W	74.88
L15	N 22°06'45" W	120.22
L16	S 22°06'45" E	77.59
L17	S 21°00'51" W	120.76
L18	N 02°29'52" W	60.00
L19	S 58°44'25" W	21.11
L20	S 31°15'35" E	28.00
L21	N 58°44'25" E	20.00

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	46°11'26"	75.00	60.46	31.98	59.84
C2	46°11'26"	75.00	60.46	31.98	59.84
C3	46°11'26"	75.00	60.46	31.98	59.84
C4	28°55'10"	119.99	60.57	30.94	59.92
C5	28°55'04"	100.00	50.47	25.79	49.94
C6	28°55'04"	80.00	40.38	20.63	39.95
C7	39°39'12"	100.00	69.21	36.05	67.84
C8	39°39'12"	120.00	83.05	43.27	81.40
C9	39°39'12"	140.00	96.89	50.48	94.97
C10	117°46'33"	29.69	61.02	49.19	50.83
C11	115°48'16"	50.00	101.06	79.71	84.71
C12	115°47'35"	70.00	141.47	111.57	118.59

CERTIFICATION APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THE SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONER'S COURT.

DATED THIS 23rd DAY OF August A.D., 2005

Nelson L. McKelvey
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Gregory R. Ralston
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ALTAIR SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF August A.D. 2005

BY *Duane Wright*
CHAIRMAN
BY *Rodolfo S. ...*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 31st DAY OF August A.D. 2005 AT 10:42 A.M. AND ONLY RECORDED THE 31st DAY OF August A.D. 2005 AT 2:47 P.M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9566 ON PAGE 208 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 31st DAY OF August 2005.

BY *Gerardo Hernandez*
DEPUTY